

**MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
June 26, 2006**

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Earle Nay, Sandy Pearlman and Larry Oates. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Josh Andrew, Bev Shaw, Charlotte Martin and Deborah Kervin of the Development Department, City Engineer Dave Buck, Tom Gall of T.J. Gall & Associates, Common Council President Ann Hunt, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:03 pm. Mr. Belter introduced Debbie Kervin, the new administrative assistant in the department of development. Were all the appropriate notices posted and/or mailed? Ms. Kervin answered yes they were.

**OLD BUSINESS**

Mr. Nay made a motion to approve the May 15, 2006 minutes. Mr. Oates said that the contractor's name, Huston, was misspelled. The motion was restated by Mr. Belter to approve the May 15, 2006 minutes as corrected. Mr. Nay concurred with the new motion. Ms. Hoyer seconded. The motion passed unanimously 4-0.

**NEW BUSINESS**

Mr. Oates made a motion to authorize the trustee to pay the claims. Mr. Nay seconded. Mr. Belter asked if the appropriate signatures have all been obtained on these. Ms. Martin answered yes.

Mr. Gall gave an update on the Tapawingo Park Plaza project. All the approaches were complete and ready on time for the Taste of Tippecanoe. There was effort from the folks at J. R. Kelly, TR plumbing and the electrical contractors to get that buttoned up and the concrete poured so the Taste (The Taste of Tippecanoe) could go off unaffected by the work there. The Taste (Taste of Tippecanoe) folks did a great job; there wasn't a mark on the concrete. Pavers will be going down in that area tomorrow morning (*referring to photos*). The coatings that go inside the seat wall will probably be started on the 5<sup>th</sup> of July. The coatings will go on the Texas rail. Following that, the fountain spray heads will be put in place. Potentially, the fountain could be operational for Dancing in the Street. That will be up to the Parks Dept. as to whether or not they really want to do that.

The lighting project out on Sagamore Parkway is underway. The intersections at Win Henschel, Yeager, and Cumberland have been bored. There's a piece of trail missing now at the intersection of Cumberland that will be put back. A pretty good sized gas main was hit. Electricom tried to protect the trail by not digging in the middle of the trail to find it. Electricom will be doing the repairs shortly. Hopefully, we'll see Trans Tech beginning their work on the intersections that are completed in the next couple of weeks.

As for the garage, we have the study from Most (Carl E. Most & Son). The draft should be here this week. I will review the draft. They will have the final document by the time we meet again for the recommendations for maintenance on the garage.

The project that's not currently under construction is the Midway Plantings for Sagamore Parkway. We're working on developing our budgets for that a little more accurately before we come back to talk about an appropriation. It may be next month or the following month. Mr. Bauman inquired if the work shouldn't be started until this fall. Mr. Gall stated that's correct, but as Bev (Shaw) has pointed out to me numerous times, you have to order things.

Mr. Buck stated that they are wrapping up the work in Tapawingo South at the South River Road and State Street intersections as far as new turn lanes, and new concrete, curbs and islands and things that are going to be constructed. They're still working on the turn lane off of northbound River Road that will be a right-hand turn lane onto the new Tapawingo Drive. They are working on the fiber optic line that wasn't on our plans and the fiber optic folks had to come and lower them so there was a little delay on that.

Mr. Buck said we have had some technical comments from INDOT on the geotechnical design and revisions going away from the dynamic compaction method to our cut and fill design method. We had some comments from INDOT geotech section on what sort of materials we would like to use and what they would like us to use. Federal Highway has convinced them to let us do what we proposed originally as far as the design goes. I just received a letter e-mailed this morning from INDOT giving the go ahead. We should now be able to give our contractor the go ahead to price this change and come up with the cost difference for going with the undercut and fill and eliminate the dynamic compaction. We have wanted to see a final number on that for some time and it's going to be cheaper than what we had originally discussed several months ago because the fill materials and the depth of the fill. We were looking at eight or ten feet at that time and it's going to be four feet consistently and we are going to be able to use #23 grade sand. It's a little more than sand actually, but that's pretty much what it looks like. In some locations it's fill material which is lighter, which is important, and it's also cheaper. It doesn't all have to be stone; stone is much more expensive and it has to be hauled. Hopefully, we'll be moving some dirt very soon as far as removing the four feet of existing material and putting it back.

Mr. Buck said we have advertised plans on State and North and Columbia on the utility separation work, on Salisbury Street - the sanitary storms separation and that project (Chauncey Square development).

Mr. Gall said on the Chauncey Square development work, the gas relocation could start next week around that project. We're still working with Verizon in terms of their final path and we don't have any choice but to follow them in their contracting. They have to get their part figured out before we can finish figuring our pieces of that out. We're also trying to coordinate that with Andy Kingma in terms of his construction and where we can put our conduits in place and still leave a place for trees. That site is surrounded by three feet of green space and people keep wanting to put pipes in there of various types, so we're having to work out with his (Andy Kingma) construction; we can't put those in until he gets somewhat out of the way. So that is

going to continue to be a week-to-week, month-to-month situation. I did talk with Andy last week and I believe they're modifying their construction sequencing to potentially keep that large crane off of Salisbury. They may be able to, now that they own the one remaining piece of property--the small apartment building that was on the corner—it's now theirs. They'll be moving their offices to that location temporarily so they can tear down their current offices so they can make room for the garage while they wait to move into the new offices on the opposite corner. So that helps, they can turn and go that way now with the crane, and maybe not have to roll over or be in the same space where we're going to want to put in storm and sanitary sewers at the same homes at exactly the same time.

Mr. Nay asked if they were going to take down that old apartment house eventually. Mr. Gall answered yes.

Mr. Nay asked Mr. Buck where did they actually end up taking the cut material. Mr. Buck said the contractor actually had a site, that he has been working at certifying, south on US 231, south of town. I don't know the exact location. It was a lot closer than what his other alternatives were; it was very worthwhile for him to get this site certified.

Mr. Nay asked if they actually hit that gas main. Mr. Gall answered yes. Mr. Nay asked did they actually hit the gas main at Cumberland? Mr. Gall answered yes. Mr. Nay said did they break it. Mr. Gall said yes, right through it. Mr. Nay asked how long ago. Mr. Buck said it was Friday afternoon a week and a half ago. Ms. Shaw said there were a lot of Vectren trucks there. Mr. Gall said fortunately it was a low pressure line. Mr. Gall said Vectren was out there, got it shut off and repaired pretty quickly. There wasn't any traffic or service disruption to Applebee's or Wal-Mart and everything on the west side of US 52.

Mr. Nay said he had a comment about the HNTB bill. This is the first time I've seen it on a city bill where they actually decided it was necessary to be reimbursed for office supplies from Wal-Mart. Does the contractor usually take care of scissors and pens and things out of their petty cash so they don't pass that on to the City in itemized notes? Mr. Buck stated that there are consultants and there are specifications in the projects for certain office supplies, fax machines, copiers, things of that nature that come with the office that is a consumable reimbursable for them. Mr. Buck said I can ask them about it. Mr. Nay said okay, it seems strange. Ms. Rhodes said not really, they just don't usually attach the receipts from Wal-Mart but put it (office supplies) in a miscellaneous category.

Mr. Belter asked if there were any questions for Dave (Buck) or Tom (Gall). None were made. Mr. Belter said Charlotte (Martin), I assume all of these were approved by somebody who has a clue as to what was being done. Ms. Martin said yes, they were. Mr. Belter said is there any further discussion of the claims? There was none. The motion passed unanimously 4-0.

Mr. Belter stated that the next item of business is the Resolution RC-2006-5 which is a transfer of a certain amount from one account number to a different account number. This is not an additional appropriation; we have already appropriated the money.

Mr. Nay made a motion to approve Resolution RC-2006-5. Mr. Oates seconded.

Mr. Belter said it seems straight forward we are moving money from Salisbury down to Tapawingo and that's probably related to the fact that Tapawingo is going to cost what we thought it was going to cost but not less. Mr. Buck said yes, this has to do with the number that I made sure that we want to get from the contractor. We will be responsible for 20% of this change order for the construction amount and at this time we've put together a conservative estimate and the numbers of RC-2006-5 are based on that; hopefully, it will be less. Mr. Buck said in the future at some point, HNTB is expected to need a supplement for rental construction time and they have also spent a lot more time on this project because of the unknowns that have cropped up than originally anticipated in their man-hour justification and the hourly rates that they had in their contract. We will have to pay that entire supplement and be reimbursed from that money. It may be as much as \$200,000. I don't know; but we've got hours that they still have left on their contract that we can use. It's not as critical that we approach that issue just yet until we have a better idea how much longer the contractor's going to be on site. This is just for the construction amount, our 20%.

Mr. Oates said does this have to do with the fact that the waste water department is going to loan us the money for the time period when they start the separation. How is it that he can take the money out of the separation? Mr. Buck said that's the utility separation project on Salisbury Street and that has to do with removing the sanitary flow from combined sewers. Mr. Gall said when we did that appropriation we intended to use those funds for utility relocations and for that separation project and for the sidewalk and other things that could be done at that time with that appropriation. This will now cause the wastewater utility to have to fund separation projects until such time as we need to reimburse them of that responsibility. Mr. Oates said they (Wastewater Utility) were in talking to us about the fact that at some point they were going to want us to reimburse them at some point. Mr. Buck said yes. Mr. Buck said we need it for this and didn't anticipate needing it if the dynamic compaction had been successful. Mr. Gall said that for the utility to use those funds for infrastructure purposes and while we moved it to a new infrastructure, we moved it to a road infrastructure, if the funds come into the district and are able to keep up with the sidewalk work or the other requirements and/or potential paving and repaving then you'll have to make a decision at some point whether you can reimburse the utility or if you're going to take your funds to do other infrastructure work around the project.

Mr. Belter asked if there were any questions or comments about the resolution. None were made. The public hearing was closed.

The motion passed unanimously 4-0.

Mr. Belter said is there any other business before we go to public comment? Mr. Gall said I have one more item. I have asked Trans Tech to look at the crosswalk and crosswalk controls; they (Trans Tech) do a lot of work with INDOT. We had the discussion last month, it hasn't been forgotten, they're not up here and mobilized yet. When their people get up here and on site, they will take a look at that and they will give us some recommendations for options that we can just do. Mr. Buck said I actually had meetings with the Crawfordsville district of INDOT. Phil Smith from traffic down at Crawfordsville District wants to meet with Denny from the Street Department, and Jeromy, and Terry Colin from INDOT. It would be good to get them

to look at the hardware we have and the capabilities of coordinating us to provide better crosswalk times. Mr. Gall said I'm not sure if this doesn't call for a relocation of the crosswalk button so that you can actually get to them. Mr. Nay said I'm not sure whether the timer hasn't changed even more because my wife observed two young people couldn't get through both eastbound lanes before the crosswalk light changed to *don't walk*. Mr. Gall said that doesn't mean turn around and go back, that means that you have enough time to finish. You will never finish the walk under *walk*. When it goes to solid that means you'd better get off the road. When it's flashing and you still are in the walk zone and can cross. Mr. Nay said the implication was that it went to solid. I didn't see it. That's the way it was reported. Mr. Buck said that when the flashing starts, you're not supposed to enter the crosswalk. Once it goes solid, the other direction is slowing down and you only have that much time left before the other side, and that's two or three seconds, of yellow before the other direction turns green. Mr. Belter said when you're talking with the Trans Tech folks should we ask them if any other parts of Indiana have succeeded in getting a countdown timer that maybe the Crawfordsville group doesn't know about. Mr. Buck said yes. I have not asked that question. Mayor Mills said don't forget other intersections where we've asked INDOT-- where we are concerned about the traffic. Mr. Nay said Cumberland where the trail crosses. You have to be quick to get across that one. Mr. Gall said again, that's the same sort of scenario once the blinker starts, you're not done. I've actually observed a mother and her two small children make it within the time. They did make it to the other side before it went to solid red. They didn't have any time to spare, but they did make it.

Mr. Belter said the next item of business is public comment. Is there anybody who has comments for the commission?

Ms. Myers said I have a question, I don't know that it's a comment about the storm water separation. It's still yard waste that goes down the storm sewers. I haven't seen anything since that phase of the Clean Water Act. What's the City going to do to encourage people to keep their yard waste back of the curb, not in front of the curb and what's going in to the storm sewers and causing the City to be not in compliance of the Clean Water Act? Mr. Buck said as far as public education? Ms. Myers said or anything else. Mr. Buck said wherever we can we try and sow the grass strip between and not have any adjacent sidewalks to provide a place for that brush to be piled up instead of being right in the gutter line. We are part of the image for the communities of the urbanized areas of Tippecanoe County, Lafayette, Purdue, Ivy Tech, West Lafayette, Battleground, and Dayton. We have all gone together and we host a website, actually Battleground is hosting the website, and they have different public educational elements that we have all coordinated together as a team to show on that website; tips and things such as washing your car in your yard or in your driveway—which one's better, or is it better just to go to a carwash? A lot of folks feel its actually better to go to a carwash because a carwash is set up to handle that wash water rather than going through your yard and have those chemicals wash through your yard and eventually into the storm system and into the ground water. Mr. Buck said as far as keeping the streets clean, we have the requirement to street sweep regularly and report the amount of street sweepings that we pick up and the frequency that we do them. Dave Downey, the street commissioner, can speak more intelligently how frequently he's required to go out and do those or if it's required after a certain period of time without any rain events to help keep those storm lines clean. We're required to camera and inspect our storm sewers now as well as the sanitary sewers. Sanitary sewers we've always had to inspect. Now we have to go

through and every year camera and televise and log our storm sewers so we can find out just where there's blockages and where there's debris that needs to be cleaned out, where there might be a crack and some more sediment getting in that we don't know about. So we have been doing quite a few steps as far as the public education, I don't know if we're doing any mailings or not, but that has been talked about as well through that website. Ms. Hoyer asked is that linked to the City website? Mr. Buck said I think the City's website has a link on it now. Mr. Buck said to the storm water website. Mr. Nay said has it been thought about a special kind of yard waste containers like the other containers we use. Mayor Mills said yes, citizens are supposed to use rigid containers for street waste; except for the time of year when we actually vacuum the leaves-- degradable yard waste is supposed to be in a rigid container. Ms. Hoyer said isn't that something that's on the flyer. Mayor Mills said the flyer, yes.

Mr. Belter said thank you. At the last meeting we identified the meeting schedule through the summer. I'm not sure I feel we need to schedule October yet. Our next meeting is on the 17<sup>th</sup> of July at 11:00, not at noon.

Mr. Oates made a motion to adjourn. Ms. Pearlman seconded. The meeting adjourned at 12:28 pm.

Respectfully submitted,

---

Francis Earle Nay, Recording Secretary

Approved:

---

Stephen Belter, President

/djk